

**V Cross T Ranch**  
12929 N Sheridan Rd  
Collinsville, OK 74021

**\$525,000**  
9.870± Acres  
Tulsa County



**V Cross T Ranch**  
**Collinsville, OK / Tulsa County**

---

**SUMMARY**

**Address**

12929 N Sheridan Rd

**City, State Zip**

Collinsville, OK 74021

**County**

Tulsa County

**Type**

Farms, Recreational Land, Residential Property, Horse Property

**Latitude / Longitude**

36.3426 / -95.8999

**Dwelling Square Feet**

1768

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

9.870

**Price**

\$525,000

**Property Website**

<https://arrowheadlandcompany.com/property/v-cross-t-ranch-tulsa-oklahoma/41187/>



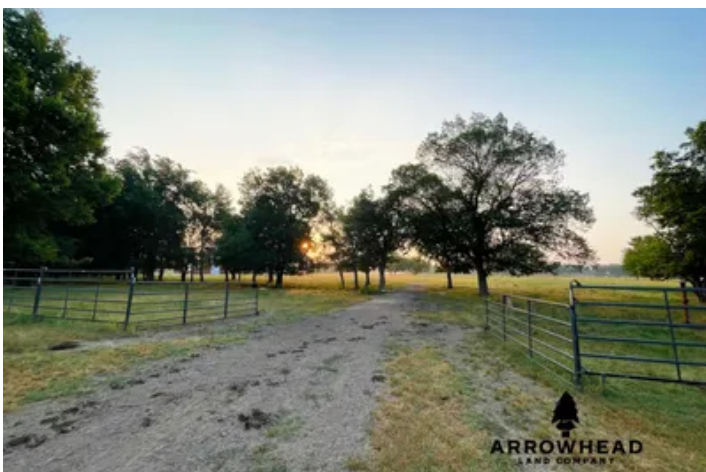
**PROPERTY DESCRIPTION**

PRICE REDUCED! Are you looking for a home on acreage with room for horses, cows, and other livestock but need to stay close to Tulsa? This 10 acre farm, currently named the V Cross T Ranch, has just about everything you could ask for in a small Tulsa County farm. Located just 18+/- minutes north of downtown Tulsa, it is only a short drive from one of Oklahoma's major cities. An amazing gated entryway greets you as you start down a long driveway to a beautiful ranch style home. The 3 bedroom/2 bathroom home has been recently remodeled and is handicap accessible. A large westward facing porch provides a great place to enjoy a cup of coffee and those gorgeous Oklahoma sunsets. As you walk through the front door you will notice the wood floors, granite countertops, and wood-fired stove. Two bedrooms sit across the hall from each other with a full hallway bathroom close by. The large master bedroom/bathroom sits at the end of the hall and offers a massive walk in shower and walk in closet. This is an all electric home with the exception of the wood stove. Moving outside you will be amazed at the incredible livestock facilities. The entire 10 acre farm is fenced with metal pipe and cable fencing, including the two front horse traps, working pens, and concrete floored crowding tub. There is a total of 6,000+ linear feet of pipe and cable/panel fencing with the overhead gated entrance. The pens make doctoring your livestock a neat and easy process. The 40x40 barn includes plenty of room for equipment, the 3 indoor horse stalls, each with their own individual 50 foot runs, and a 20 foot overhang for parking a tractor or ATV. There are several paddocks for grazing and separate alleys on the north and south side of the property to move/rotate the livestock. The multiple fenced pastures provide lush bermuda grass, shade trees, and plenty of room for a few head of cattle and horses. If you have always dreamed of living the ranch life but don't have the time to manage a large property, the V Cross T Ranch could be the perfect opportunity for you to live out that dream. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

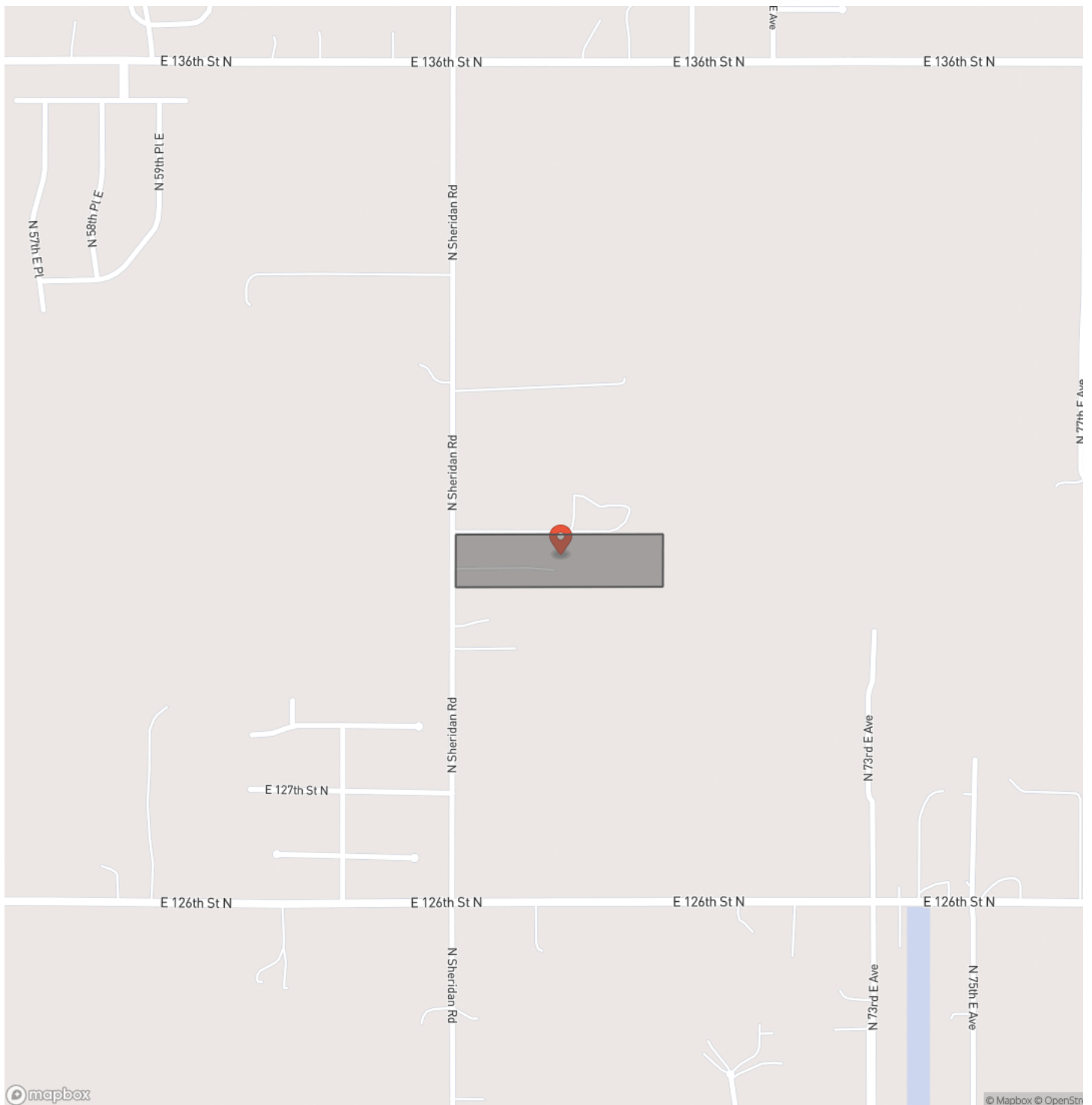




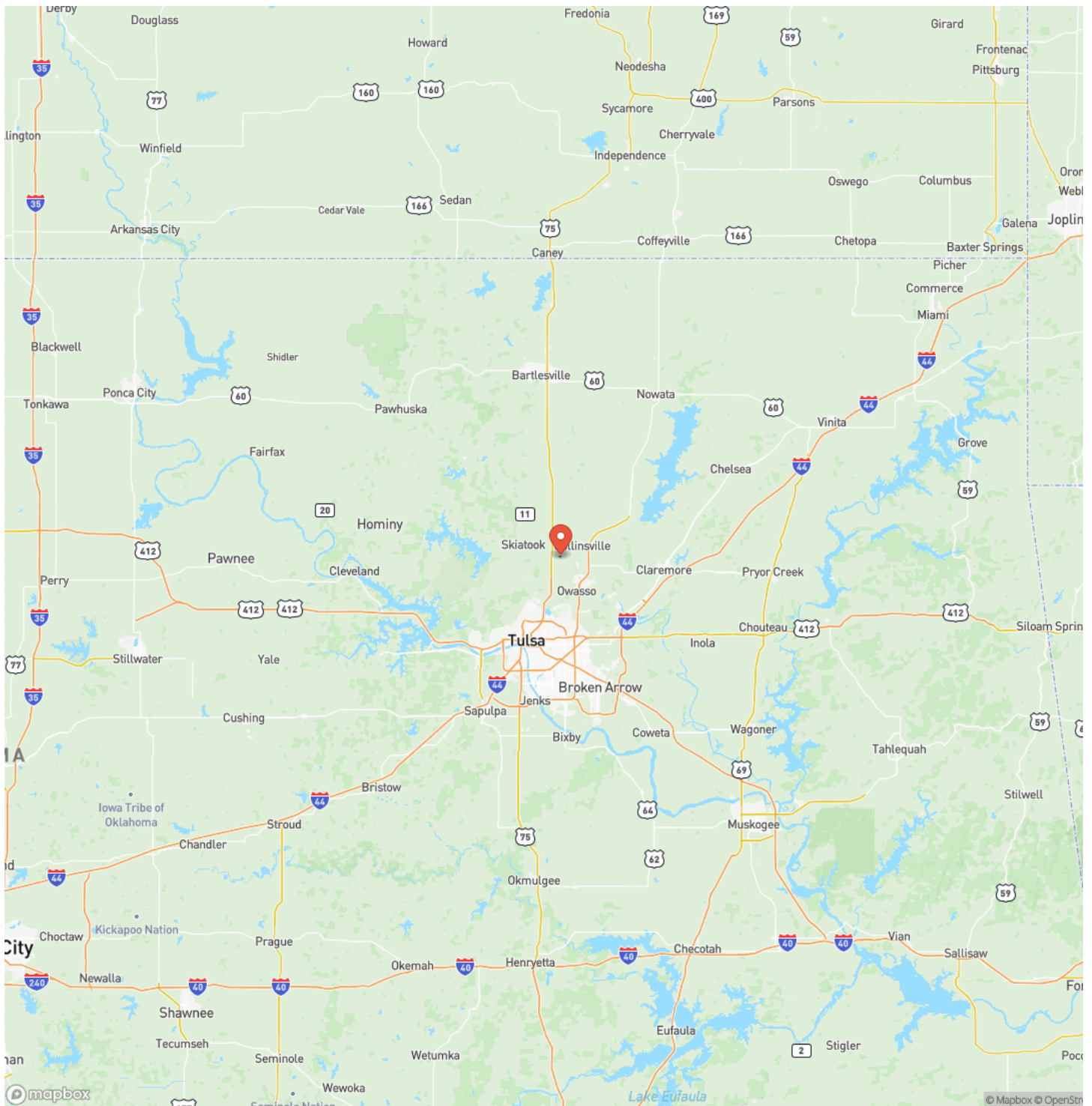
V Cross T Ranch  
Collinsville, OK / Tulsa County



## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chuck Bellatti

## Mobile

(918) 859-2412

## Email

chuck.bellatti@arrowheadlandcompany.com

**Address**

## City / State / Zip

Ramona, OK 74061

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

---

